

JUNIATA COUNTY REAL ESTATE AUCTION

23.8 Acre Farmette • 3 Bedroom 2 Bathroom Home
Beautiful Views • Tillable & Pasture Acres • Outbuildings
Equipment • Tools • Household
Saturday October 1, 2022, starting @9:00
Real Estate @ 12:00

178 Cramer Rd, Mifflintown, PA 17059



Directions: From Rt 322 E take the exit toward Mifflintown & follow signs for Rt 35 S. In 4.9 mi turn right on Stetler Rd. In 1.2 mi. the farm will be on both sides of the road.

Property Description: 23.8 acre farmette featuring an older 3 bedroom 2 bathroom home. Home has spacious living room, kitchen/dining area, & an unfinished basement with concrete floor. 1 car garage with entry way area. Home is heated with oil hot water & has private septic & well. Outbuildings include a 27x78 equipment shed with shop, 20x43 heifer shed with storage area, & a 14x20 run-in shed. Property is a combination of fenced pasture & tillable land. Has beautiful mountain views & a nice setting! Come prepared to buy & do not miss this one! Attractive property with acreage in a very nice location! Located only minutes from Mifflintown & Rt 322. Approximately 45 minutes from Harrisburg & State College. 1 hour & 20 minutes from Lancaster.

Open House Dates: Tuesday September 6 from 3:00-5:00, Saturday September 10 from 10:00-12:00

Terms: \$25,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement in 60 days or before.

Annual Property Taxes: \$1825.53

Equipment & Shop Items: Allis Chalmers 185 tractor, Allis Chalmers 7G front loader, Allis Chalmers C tractor, Allis Chalmers WD 45 (parts tractor), old 1936 Dodge coupe car, tractor parts, bench vise, revolving bolt bin, Craftsman bench grinder, small metal lathe, band saw, belt sander, walk-behind string trimmer, Mantis tiller, Craftsman skilsaw, propane convection heater, steel I-beams, plastic water tank, lots of misc. scrap pieces, sheet metal, old 1650 Cub Cadet mower, old concrete mixer, milk cans, lumber, chains, Craftsman drill press, misc. hand tools, steel saw horses, tractor weights, older 8' trailer, 3 bottom plow, 12' farm trailer & more.

Household: Whirlpool fridge, Sharp microwave, drop leaf dining room table w/ 4 chairs, treadmill, GE TV, GE 4 burner bake oven, Suburban 4 burner propane stove, Maytag wringer washer, 4 drawer file cabinet, knee hole desk, matching hi-chest & dresser, full sized bed, cedar wardrobe, high chair, old Royal type writer, Zenith floor radio, old trunks, old dry sink, Flexible Flyer sled, pretzel & chip tins, pump organ, piano stool, Royal manual type writer, jelly cupboard, old Philco fridge, 7 old bayonets, old sword, bone handled hunting knife, various ammo some old boxes, electric butter churn, Biographical Encyclopedia of Juniata Valley (roughly dated 1897), old Christmas decor, old photo frames & more!

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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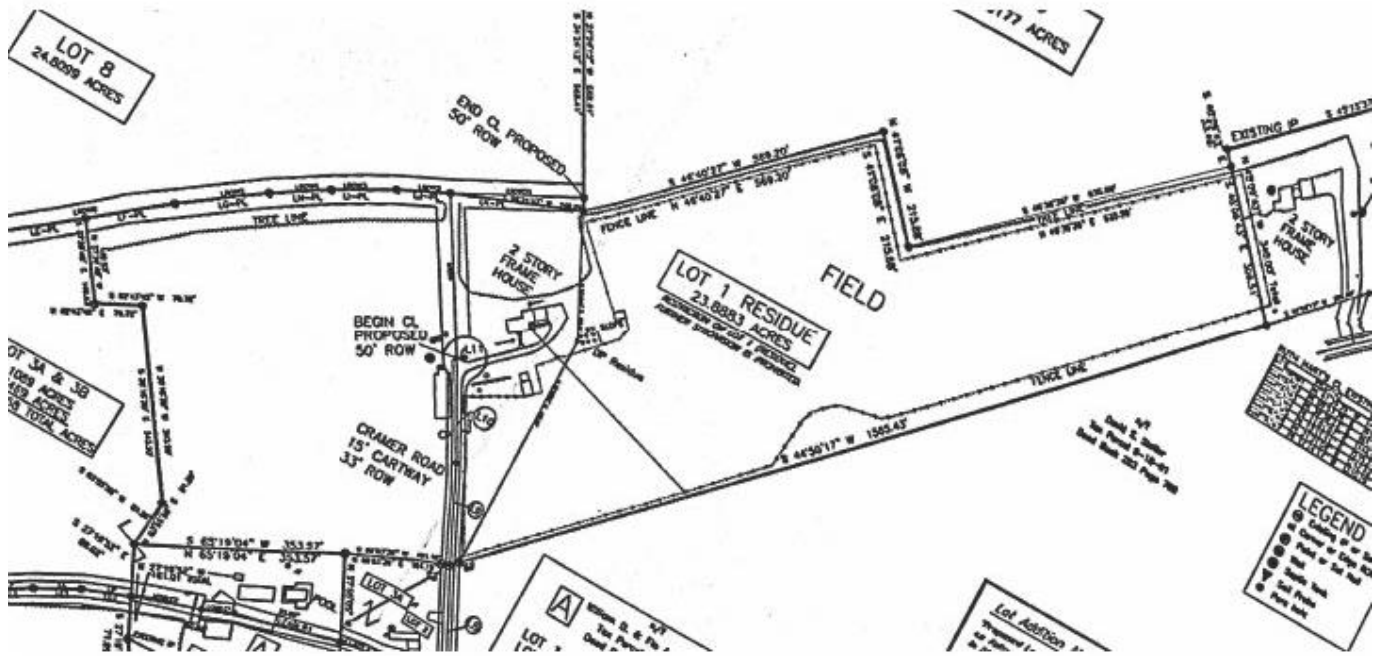
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Auctioneer: Jake Yoder AU #005851
Ph. (717)-513-5386

Sellers: Esther K. Cramer Estate





For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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